



2518 16B Street Calgary Alberta

\$994,000

Welcome to this beautifully crafted three storey home, showcasing contemporary luxury finishes, exceptional attention to detail, and an elevated lifestyle. This home delivers the ideal blend of luxury, function, and investment opportunity in the heart of Bankview. The main-floor legal suite is a standout feature, complete with its own kitchen, laundry, independent furnace, living area, and bedroom, ideal for rental income, guests, or multigenerational living. Features of this home include designer oak engineered hardwood flooring, LED lit stairways, under cabinet and vanity lighting, 9 foot ceilings, heated tile floors, triple pane windows, vaulted third floor ceilings, and a striking gas fireplace. The expansive open concept main living area is perfect for entertaining, highlighted by a chef inspired kitchen with custom white shaker cabinetry, under cabinet lighting, a gas cooktop with pot filler, built in oven, professional refrigerator, and a stunning dual waterfall quartz island. Upstairs, the luxurious primary suite features a beautiful 5 piece ensuite complete with a freestanding soaker tub, steam shower with heated bench, and programmable in floor heating. This level is complemented by two additional bedrooms and convenient upper level laundry. The exterior showcases Hardie Board siding, acrylic stucco, and metal clad windows, enhanced by professional landscaping and a fully fenced yard. A heated single attached garage provides added comfort, along with extra driveway parking for guests. Situated just minutes from downtown and 17th Avenue amenities, this home truly delivers exceptional inner city living. (id:6769)

Primary Bedroom 11.17 Ft x 16.00 Ft

Bedroom 9.75 Ft x 9.75 Ft

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Laundry room 5.50 Ft x 7.75 Ft

4pc Bathroom 5.25 Ft x 8.33 Ft

5pc Bathroom 9.75 Ft x 12.25 Ft

Other 5.00 Ft x 13.75 Ft

Dining room 10.33 Ft x 14.00 Ft

Living room 12.00 Ft x 16.00 Ft

Other 5.67 Ft x 7.25 Ft

Furnace 4.58 Ft x 5.25 Ft

2pc Bathroom 3.50 Ft x 7.58 Ft

Other 4.58 Ft x 7.25 Ft

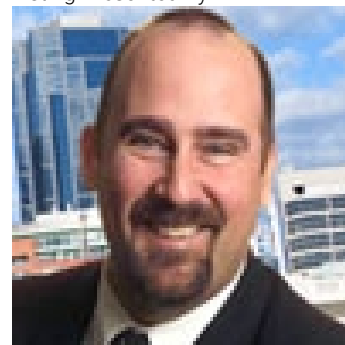
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Laundry room 4.58 Ft x 12.50 Ft

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Listing Presented By:



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Kitchen 10.58 Ft x 21.00 Ft

4pc Bathroom 5.00 Ft x 10.00 Ft